

Dear Maricopa County Planning & Development Commission,

Case number CPA2020005 & Z2020102

I have three main opposition points to Richmond American's request for a zone change from R1-35 and RU-43 to R1-6 RUPD and Ind-2 IUPD. APN # 501-41- 006N, 501-41-006Q, 501-41-006R, 501-41-006S, and 501-41-008G.

1. The proposed rezoning will increase the environmental impact in our area. The higher density residential and industrial buildings will bring a further increase to the traffic, pollution, noise, and lights that we are already seeing. Over the past year, there has been a significant increase in traffic to the area, such that there are daily backups onto the 303 from the off-ramps of both Bell Rd and Grand Ave (not a problem we want at Peoria Ave). It will also continue to decrease the amount of wildlife in the area as we have already seen a significant decline over the past couple of years from the other developments.

2. Luke AFB "high noise or accident potential zone" and Graduated Density Concept (GDC) guidelines call for a maximum of 2 dwellings per acre for the proposed 173 acre area that Richmond owns. Richmond is NOT meeting the intent of the guidance by rezoning 70 acres to industrial to then have 3.5 dwellings per acre on the remaining rezoned R1-6 lots - and then using 359 homes per all 173 acres for a 2.07 du/ac. Furthermore, the proposed higher density homes would be immediately adjacent to the 65 LDN no-residential line for Luke. The guidelines and statues were put in place by those state leaders that understand how important it is to protect the space surrounding Luke AFB. It critical to follow this guidance to decrease the risk of fighter jets jettisoning fuel tanks/ordnance and/or ejecting/crashing a jet into multiple residential homes when aircraft emergencies happen. Folks that have lived here awhile likely know about many of the previous crashes close to Luke and how close this proposed higher density area is to the traffic pattern.

3. The proposed rezoning will have great impacts to adjacent communities. The adjacent Twelve Oaks Estates community was established over 15 years ago as R-35 zoned lots with future R-35/43 phases planned to both the South and the East (where Richmond request to rezone). Homeowners in Twelve Oaks invested at a premium to build their dream homes and enjoy the rural area with larger lots and the surrounding agriculture. Twelve Oaks was quiet and peaceful with great views of the White Tanks. There was wildlife and darkness at night where you could see the stars. The proposed re-zoning will only continue to erode what the residents of Twelve Oaks and surrounding neighborhoods enjoy today as more traffic, pollution, light, and noise are introduced with more industrial and medium/high density residential buildings. The Twelve Oaks property values will also suffer as Richmond's proposed site will have up to 6 smaller homes adjacent to the backyards for each one of the Twelve Oaks residents along the adjoining wall. Richmond also plans to build two-story homes where the current zoning is single story. The industrial zoning allows for 40' high buildings that will block views, increase noise, and light up the neighborhood at night. The industrial buildings could be as close as 150' from Twelve Oaks residents... not much different from our current separation from neighbors.

I strongly urge the commission to deny the requested rezoning and have it remain as R1-35 and RU-43 residential land. Let's not change Waddell into something the long-term resident's don't want, never envisioned, and remove the desire to live in this great county with the uniqueness that comes with it.

Sincerely,
Kristopher Healey
612-961-3128
Twelve Oaks and Waddell Resident